

THE OLD STABLES

MAPLE FARM, BOVINGDON, HP3



THE DEVELOPMENT

Maple Farm is an exclusive gated new build development located in the charming village of Bovingdon. The development offers residents breath taking countryside views of rolling fields, creating a picturesque and tranquil environment. The properties within Maple Farm are designed to provide versatile modern living spaces, catering to the diverse needs of homeowners.

Each of the three bedroom houses are meticulously designed with a high level of specification, ensuring that the homes are both aesthetically pleasing and functional. The attention to detail and quality craftsmanship are evident throughout the properties, creating a luxurious living experience.

Whether you are seeking a peaceful countryside retreat or a modern home with stunning views, Maple Farm offers a unique and desirable living experience.

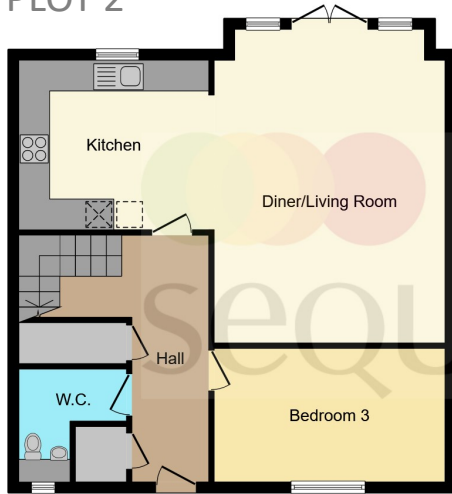


SPECIFICATION

- > Amtico tiling and underfloor heating to ground floor
- > Modern kitchen units with hidden handles and Quartz work tops
- > Kitchens include; washing machine, fridge/freezer, oven & hob
- > Fully tiled bathroom with white sanitary ware and concealed cisterns
- > Chrome plated Taps, Shower hand sets and heated towel rail
- > Open countryside views
- > Private gated entrance
- > Gates video operated from each home as well as remote fobs
- > Two allocated parking bays to each house

FLOORPLANS

PLOT 2

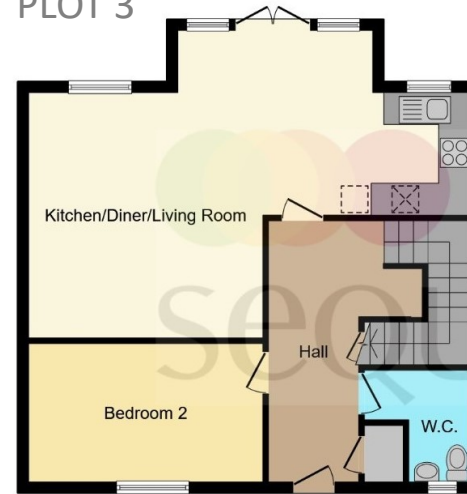


Ground Floor

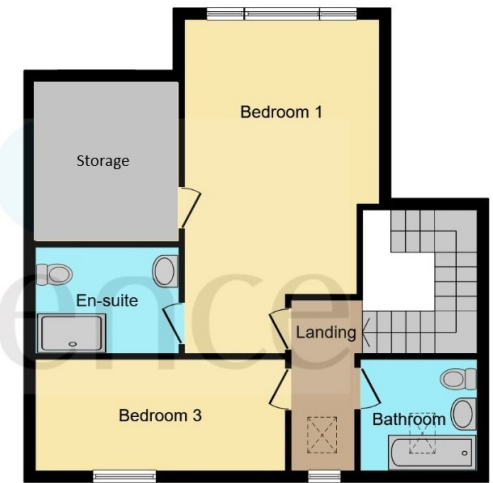


First Floor

PLOT 3



Ground Floor

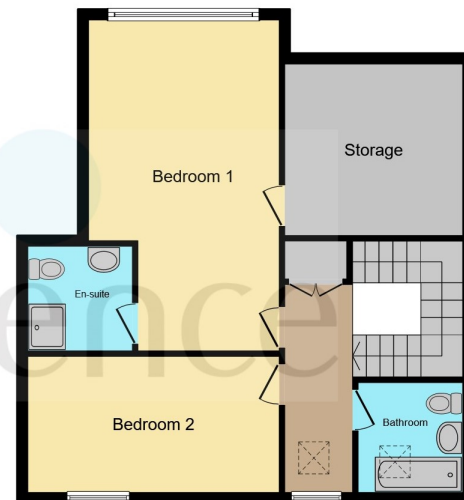


First Floor

PLOT 4



Ground Floor

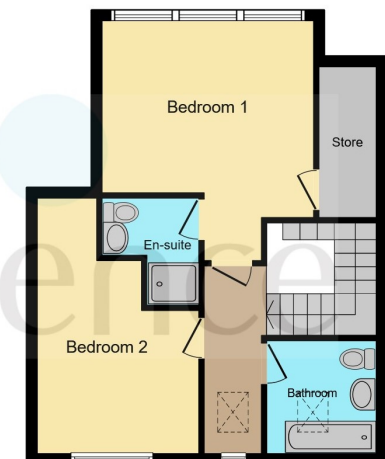


First Floor

PLOT 5



Ground Floor



First Floor

THE LOCAL AREA

Bovingdon is a village in Hertfordshire located just 4 miles southwest of Hemel Hempstead. It has a lively high street with a choice of local independent businesses, a Tesco, a Pub, a Library, a Memorial Hall and two churches in the village.

Bovingdon has one Primary school; Bovingdon Primary Academy which regularly achieves 'outstanding' on Ofsted reports. Bovingdon Pre-School is held in the Memorial Hall. Several Toddler Groups are held at St Lawrence Church Hall throughout the week.

Bovingdon Football Club has 2 full size pitches, a clubhouse and both Junior and Adult teams. Bovingdon Bowls Club has a bowling green and Bovingdon & Flaunden Tennis Club offers lessons to all ages and abilities on 5 hard courts.

Bovingdon also has a highly popular online community via the Facebook Group, founded in 2013 and boasts over 8,900 members who share local information, news and discuss local affairs.



For more information or to arrange a viewing please contact the Hemel Hempstead office on

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

